

DECEMBER NEWSLETTER

MORTGAGE ADVICE

CONTRACTING TIPS

ALL THINGS REAL ESTATE



MORTGAGES BY AMANDA

HAVE YOU USED YOUR MORTGAGE CALCULATOR RECENTLY?

Well, the two calculations a lender does are:

- 1) your gross debt service ratio (GDS)
- 2) your total debt service ratio (TDS). To see how both calculations work,

Book a free assessment to help you understand what your ratios are so you are better prepared in the future

You can now book appointments with me at Recharge and Play So kids can be entertained as adults can meet together.

**e-mail at info@mortgagesbyamanda.com
or 519 581-7488 Kitchener office number**



AMANDA SCHULTZ

Mortgage Agent



ASHLEY COOK
Realtor

ARE YOU LOOKING TO GET INTO THE HOUSING MARKET BUT UNSURE OF WHERE TO START?

Let me be your guide to navigating this ever-changing market. I am here to help you in any way possible along your home-owning journey.

Direct: 226-929-0469
Office: 226-777-5883
Email: ashleyc@dvnprt.net

COOKS CREATIVE CONTRACTING

QUALITY OVER QUANTITY

When looking for your home remodelling contractor for your next investment can be a hard decision. You're investing your hard earned money into your home, rental or vacation property and you want the best quality! You do not want to pay for a job that you don't like or for someone who cuts corners.

You need to work with a contractor that has high quality standards, that's willing to work with you, your budget and dreams that fit into reality. Personally, I hope you invest some time into finding the contractor that fits with you, your project and your budget.



DUSTIN COOK
Contractor

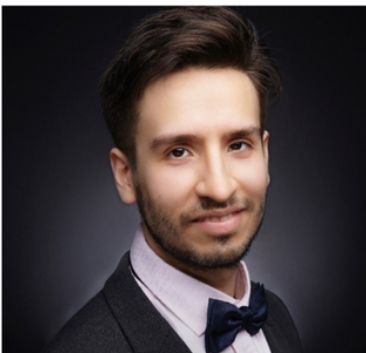
JUST DONE LAW

WHAT IS THE DIFFERENCE BETWEEN JOINT TENANCY AND TENANCY IN COMMON?

Sometimes we buy property with others, children, spouses or business partners. When there is more than one purchaser, there are two ways to take title: joint tenancy and tenancy in common.

In joint tenancy every owner is 100% owner of the property. This has two big consequences. Should one owner die, title will be transferred to the other owners without passing through the deceased estate (probate). Also, joint owners are jointly liable. This means that a plaintiff (for example a renter), can choose and sue any joint owner for 100% of the damages.

In joint tenancy, ownership of the property is divided in shares. For example, a mother may own 60% of the property and the child 40%. Should either party die, the respective share will be passed on to the deceased estate. That would then be distributed according to the will or intestate rules. In tenancy in common, liability can only be claimed up to the percentage share of each owner. If a renter sues the landlords for \$100,000, the mother would only be liable for up to \$40,000.



JUSTIN PRIETO
Real Estate Lawyer